



DWELLINGS AND OUTBUILDINGS

APPLICATION FOR THE REPORT AND CONSENT OF COUNCIL PURSUANT TO PART 5 OF THE BUILDING REGULATIONS 2018

To: Municipal Building Surveyor Mitchell Shire Council

OWNER/AGENT OF OWNER	Name		
Postal Address		Postcode	
Address for serving or giving of documents			
Contact Person		Phone	
Email			
OWNERSHIP DETAILS (only if agent of owner listed above)	Name		
Postal Address		Postcode	
Contact Person		Phone	
Email			
RELEVANT BUILDING SURVEYOR	Name		
Postal Address		Postcode	
Contact Person		Phone	
PROPERTY DETAILS	No	Street/Road	
	Suburb		
Lot No	LP/PS	Vol	Fol
NATURE OF WORK			

Minimum Advertising Period 14 Days



DISPENSATION REQUESTED

Please tick the appropriate box and ensure that the information requested on the checklist and that mentioned below is illustrated on the site plan, floor plan and elevations. Further information may be requested dependant on the particular design or affected allotments.

<input type="checkbox"/> Building over an easement Regulation 130 - Does it comply with the Council's Build Over Easement Policy and Guidelines <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Maximum Street Setback Regulation 73 Required setback _____ Proposed setback _____
<input type="checkbox"/> Minimum Street Setback Regulation 74 Required setback _____ Proposed setback _____
<input type="checkbox"/> Maximum building height does not comply with Regulation 75 Proposed building height (measured to the ridge of roof covering). Maximum Height _____
<input type="checkbox"/> Site coverage exceeds 60% of the allotment which does not comply Regulation 76 Existing site coverage _____ Proposed site coverage (including existing) _____
<input type="checkbox"/> Impermeable surfaces covering more than 80% of an allotment area which does not comply with Regulation 77 Existing impermeable surface area. _____sqmt Proposed impermeable surface area _____sqmt Total Area _____sqmt
<input type="checkbox"/> The Minimum 2 Car parking space dimensions do not comply with Regulation 78 Existing and proposed car parking dimensions of each car space _____x_____ and _____x_____
<input type="checkbox"/> Side or rear boundary setbacks do not comply with Regulation 79 Existing setback _____ Proposed building setback _____ Proposed wall height (measured from natural ground level to top of roof) _____
<input type="checkbox"/> Walls or carports within 1m of boundary that do not comply with the average height of 3.2m, maximum height of 3.6m or maximum length required by Regulation 80 Existing wall height _____ Existing building length _____ Existing setback _____ Proposed wall height (measured from natural ground level to top of roof) _____ Proposed building length _____ Proposed building setback _____
<input type="checkbox"/> Wall or carport is within the minimum 1m wide x 3m long light court or exceeds an average height of 3.0m and is within the minimum light court setback mentioned in Regulation 416(3) from an existing habitable room window in an existing building on an adjoining allotment (daylight to existing habitable room window). Consent and Report is required in accordance with Regulation 81(6) Adjoining building floor level at window(measured from natural ground level) _____ Adjoining building roof boundary setback (measured from the outermost projection) _____ Proposed wall or carport height (measured from natural ground level and top of roof) _____ Proposed building roof boundary setback (measured from the outermost projection) _____
<input type="checkbox"/> Solar access for a distance of 3m each side of an existing northerly facing habitable room window of an existing building on an adjoining allotment which is located within 3m of the boundary of the allotment on which the proposed building is to be constructed. Consent and Report is required in accordance with 82. Existing adjoining building boundary setback _____ Proposed building boundary setback _____ Proposed building wall or carport height (measured from natural ground level to roof) _____
<input type="checkbox"/> Overshadowing of the adjoining allotments recreational private open space is less than 75% or 40m2 (with a Minimum dimension of 3m) whichever is the lesser and does not comply with Regulation 83. Nominate on the site plan the adjoining allotments recreational private open space which is at the side, rear or front (only where the allotment is screened for 90% of its perimeter by a 1.5m high fence/structure with no more than 25% of its surface area open) of the existing dwelling.
<input type="checkbox"/> Overlooking into the adjoining allotments <u>secluded private open space</u> or <u>habitable room</u>, which does not comply with Regulation 84. Illustrate on the site plan the outline of the adjoining building, window locations and room usage, and boundary fence heights. On the elevation plan please illustrate the boundary fence height and ground contours.



CHECKLIST

The following documents are required for this application to be assessed and further information may be requested depending on the complexity of the building project:

Copy of Title including plan of subdivision and all relevant covenants or s173 agreement	
Floor and Site Plan – 2 copies – (scale 1:100, 1:200 or 1:500) clearly indicating	
> Allotment dimensions, area and north direction	
> Location of any <u>existing building(s)</u> on the allotment and <u>adjoining allotments</u> (<u>building(s)</u> including roof eave widths, boundary setbacks of buildings, building lengths, window locations, room usage and boundary fence heights.	
> Distance between the boundary line from the proposed structure and any buildings, including habitable room windows on the adjacent allotments.	
Drawing Elevations – 2 copies – (scale 1:100) clearly indicating all fence heights, wall heights (measured from natural ground level to top of roof covering)	
A written submission from the applicant detailing the reasons for the request, together with supporting information (photographs may be included in support of the application).	
Applications for consent for <u>overshadowing</u> or <u>overlooking</u> provisions will require overshadowing and overlooking diagrams illustrated on the site plans and elevations respectively to be submitted.	

NOTE: Failure to provide any items listed above will result in your application being returned.

I understand that the applicable fee is non-refundable and that no guarantee can be given that consent will be granted for the proposed works.

SIGNATURE OF OWNER OR AGENT _____ **Date** _____

OFFICE USE ONLY

Fee \$

Fee received: \$ _____

Received by: _____ Date: _____

Receipt No: _____ (Forward to Building Department)

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